



**WALMART ANCHORED SHOPPING CENTER  
ADJACENT LAND  
STRATEGIC SOUTHWEST SAN ANTONIO LOCATION  
IH 35 CORRIDOR AT HIGHWAY 16 SOUTH**

**LOCATION:** The property is at the southwest corner of I.H. 35 South at Highway 16 South, just southwest of South Park Mall

**AVAILABLE LAND:** SEE SITE PLAN

<b>LAND:</b>	<b>ACRES:</b>
LOT 23	1.04
LOT 24	1.05
PHASE II LAND	12.53
TOTAL	14.62

**CONFIGURATIONS:** See the Site Plan.

**UTILITIES:** All utilities are in the Phase I / Walmart site adjacent to the property.

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.*

**ZONING:** C-3, General Commercial District, City of San Antonio

*Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.*

**FLOOD PLAIN:** According to the Federal Emergency Management Agency Maps these pads do not appear to be in the 100 year flood plain.

**DEED RESTRICTIONS:** Covenants and restrictions to promote quality commercial development are recorded. Contact Broker.



**TRAFFIC COUNT:** 2012 State Highway Department Map indicates 43,000 vehicles per day on IH 35 west of Highway 16 South, and 26,000 vehicles per day on Highway 16 just south of IH 35.

**DEMOGRAPHICS:**

	3-mile	5-mile	7-mile
2013 Population Estimates:	65,197	185,556	346,171
Average Household Income:	\$ 40,575	\$ 39,104	\$ 38,181

**AREA DEVELOPMENT:**

The property is surrounded by residential and commercial uses. It is adjacent to the new 180,000 sq. fot. Walmart Super Center. It is also in close proximity to the South Park Mall and a variety of big box anchors, as well as the Southwest General Medical Center.

**POTENTIAL USE:**

This property's strategic intersection location and physical characteristics make it very appealing for a variety of uses, including retail, restaurant, hospitality, healthcare, etc.

**INVESTMENT:**

Lot:	Price/SF:	Price (\$):
23	18.00	\$ 815,443
24	16.00	\$ 731,808

Phase II land – 12.53 Acres – Contact Broker

**COMMENTS:**

- Wal-Mart is now open.
- Property has exceptional visibility and accessibility, complemented by high traffic volumes and very friendly development characteristics.
- IH 35 / Highway 16 is the major interchange connection to the Toyota manufacturing complex on Applewhite Road.

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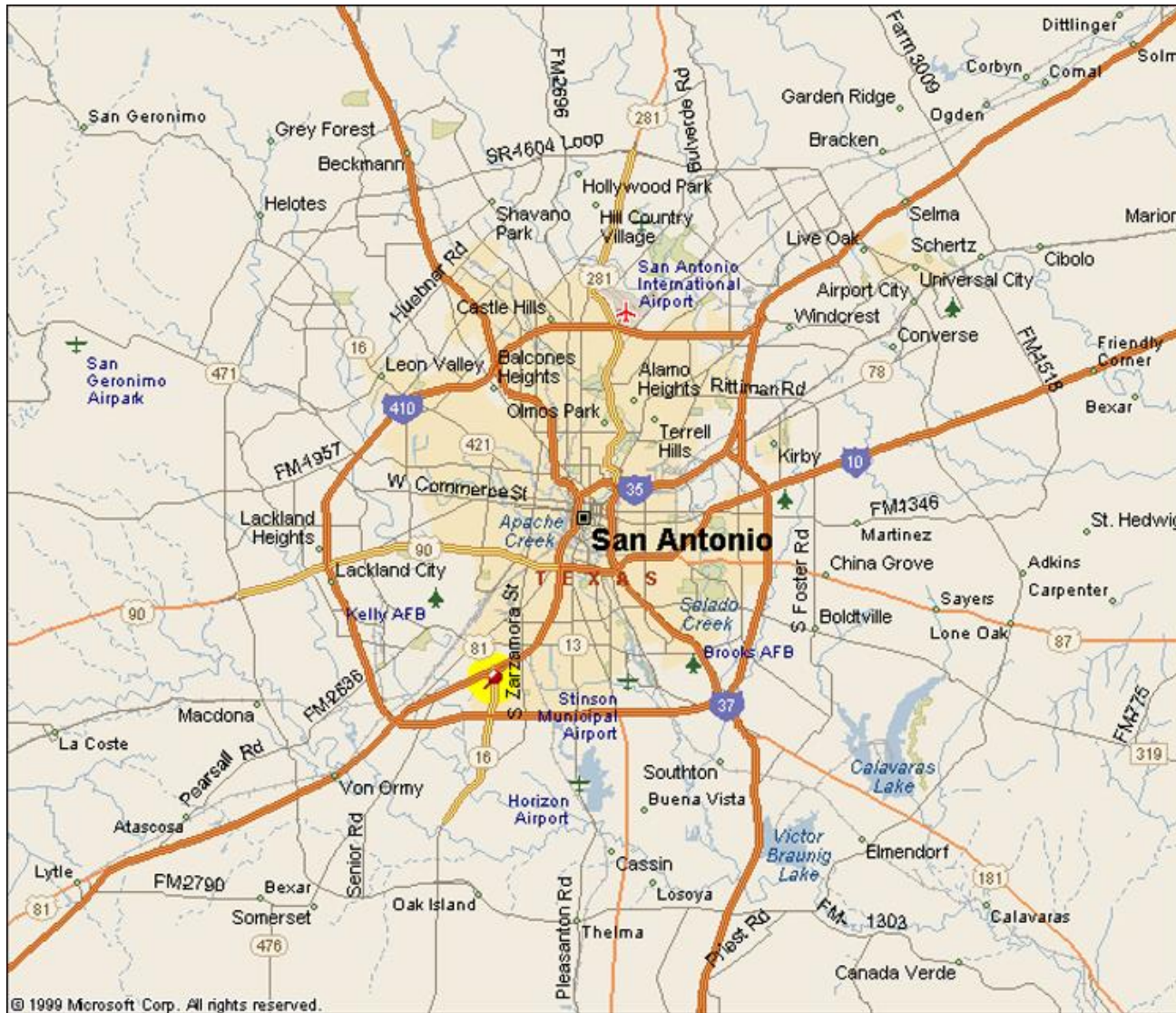
[www.roalson.com](http://www.roalson.com)

View Available Properties: [Map](#) / [Summary](#)

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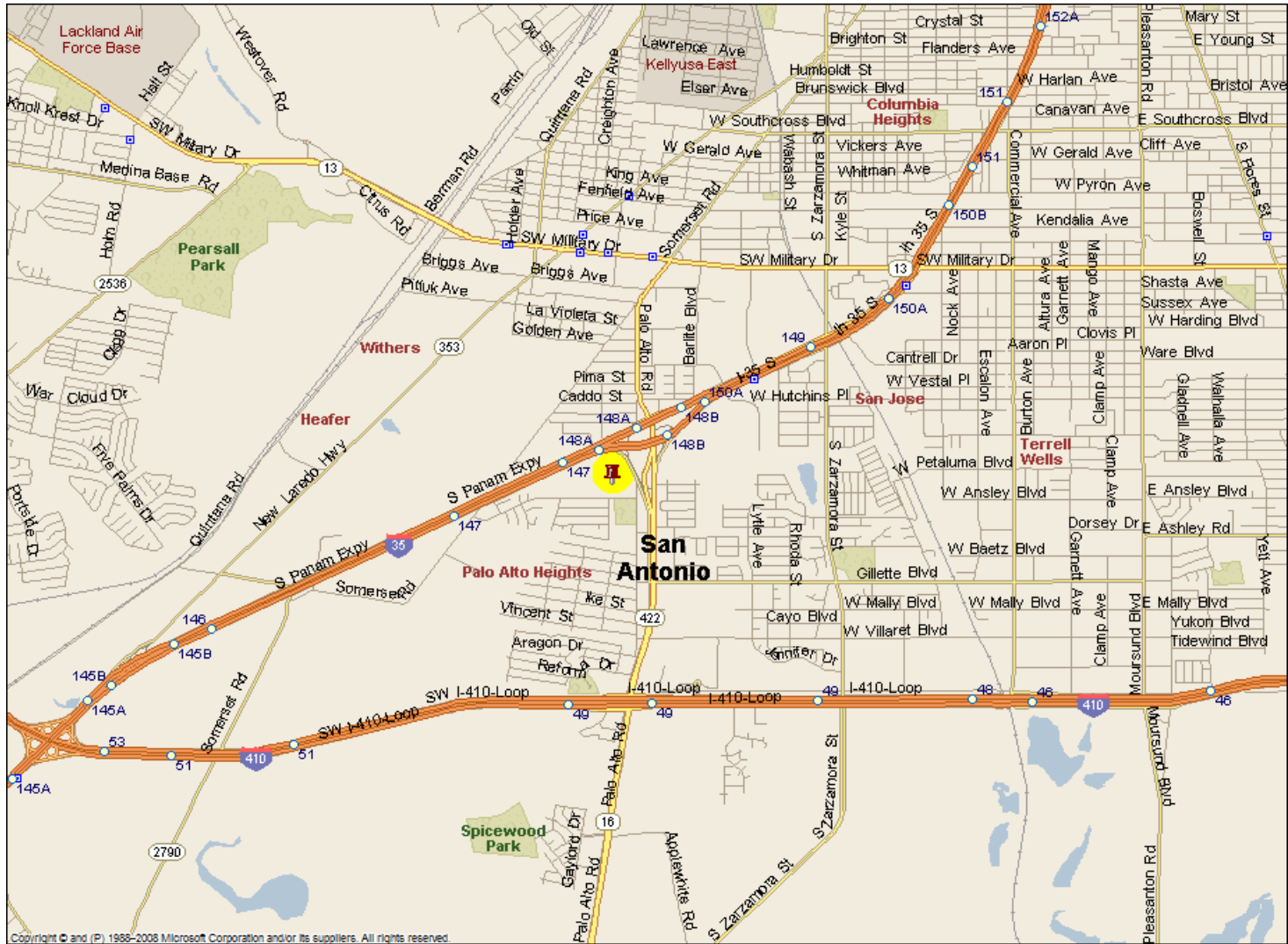
### Location Map



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**Area Map**



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**DEMOGRAPHIC OVERVIEW**

September 27, 2013

**IH 35 SOUTH AT HIGHWAY 16 SOUTH**

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2010 Census	63,795	182,016	338,325
2013 Estimate	65,197	186,556	346,171
5 Year Projection	69,268	198,202	367,502
<b>Households</b>			
2010 Census	18,654	54,318	101,673
2013 Estimate	19,137	55,930	104,620
5 Year Projection	20,415	59,743	111,923
<b>2013 Population by Race</b>			
White	74.6%	74.0%	72.5%
Black	1.0%	1.9%	3.1%
Asian or Pacific Islander	0.2%	0.5%	0.5%
American Indian	1.1%	1.1%	1.2%
<b>2013 Population by Ethnicity</b>			
Hispanic Origin	94.3%	89.8%	87.3%
<b>2013 Total Housing Units</b>			
Owner-Occupied	57.5%	55.7%	51.6%
Renter-Occupied	34.4%	35.6%	39.6%
Average Household Size	3.38	3.23	3.13
<b>2013 Household Income</b>			
Income \$ 0 - \$15,000	18.9%	22.4%	24.8%
Income \$ 15,000 - \$24,999	18.5%	17.6%	18.2%
Income \$ 25,000 - \$34,999	16.0%	15.3%	15.0%
Income \$ 35,000 - \$49,999	20.4%	18.5%	16.9%
Income \$ 50,000 - \$74,999	15.5%	15.5%	15.1%
Income \$ 75,000 - \$99,999	5.3%	6.3%	5.7%
Income \$ 100,000 - \$149,999	4.1%	3.6%	3.3%
Income \$ 150,000 - \$199,999	0.9%	0.5%	0.7%
Income \$200,000 +	0.2%	0.2%	0.4%
Average Household Income	\$40,575	\$39,104	\$38,181
Median Household Income	\$32,266	\$30,774	\$28,931
Per Capita Income	\$12,110	\$12,415	\$12,711

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2013 and 2018.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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# Roalson Interests, Inc.

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**SITES AT LH. 35 SOUTH AT HIGHWAY 16 SOUTH  
SAN ANTONIO, TEXAS**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

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